

049.A

0002

0002.F

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card /

368,200 /

368,200

368,200

USE VALUE:

368,200 /

368,200

ASSESSED:

368,200 /

368,200



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 47 | | MYSTIC ST, ARLINGTON |

OWNERSHIP

| Owner 1: | PADILLA ALMA J. | Unit #: | 2F |
|----------|-----------------|---------|----|
| Owner 2: | | | |
| Owner 3: | | | |

| | |
|-----------|-----------------|
| Street 1: | 89 JOHNSON ROAD |
| Street 2: | |

| | |
|-----------|------------|
| Twn/City: | WINCHESTER |
| St/Prov: | MA |
| Postal: | 01890 |

| PREVIOUS OWNER | | | |
|----------------|--|--------|--|
| Owner 1: | | | |
| Owner 2: | | | |
| Street 1: | | | |
| Twn/City: | | | |
| St/Prov: | | Cntry: | |
| Postal: | | | |

| NARRATIVE DESCRIPTION | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 938 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms. | | | |

| OTHER ASSESSMENTS | | | |
|-------------------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |

| PROPERTY FACTORS | | | | | | |
|------------------|------|-------------|---|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R7 | APTS MED | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 6038 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 368,200 | | | 368,200 | | 126429 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 10/27/17 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 102 | FV | 357,800 | 0 | . | . | 357,800 | 357,800 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 337,700 | 0 | . | . | 337,700 | 337,700 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 310,900 | 0 | . | . | 310,900 | 310,900 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 284,000 | 0 | . | . | 284,000 | 284,000 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 284,000 | 0 | . | . | 284,000 | 284,000 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 219,000 | 0 | . | . | 219,000 | 219,000 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 210,500 | 0 | . | . | 210,500 | 210,500 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 210,500 | 0 | . | . | 210,500 | 210,500 | | 12/13/2012 |

| SALES INFORMATION | | | | TAX DISTRICT | | | | PAT ACCT. | | | |
|-------------------|-----------|------|-----------|--------------|------------|----|-----|-----------|-------|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | |
| | 13581-686 | | 11/1/1978 | | 38,500 | No | No | Y | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|------------|----------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | | | | | | | |
| 10/29/2019 | 1722 | New Wind | 8,975 | C | | | | | 10/27/2017 | Measured | DGM | D Mann | | | | | | | | | | | |
| | | | | | | | | | 5/6/2000 | | 197 | PATRIOT | | | | | | | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA / / /

| | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-----------------|---|-----|---------------------------|-------------------|------|-----|--------------------|------------|-------------------------|--------------|----------------------|-----------|------------------------|------------|------------------------------------|---------|--------------|----|------------------------------------------|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | |
| Type: 7 | - Condo Garden | | | Full Bath: 1 | Rating: Average | | | Building Number 1. | | | | | | | | | | | | | | | |
| Sty Ht: 1 | - 1 Story | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| Foundation: 1 | - Concrete | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Frame: 2 | - Steel | | | 1/2 Bath: 1 | Rating: Average | | | | | | | | | | | | | | | | | | |
| Prime Wall: 8 | - Brick Veneer | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | | | OthrFix: | Rating: | | | | | | | | | | | | | | | | | | |
| Roof Struct: 4 | - Flat | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 4 | - Tar & Gravel | | | Kits: 1 | Rating: Average | | | | | | | | | | | | | | | | | | |
| Color: BRICK | | | | A Kits: | Rating: | | | | | | | | | | | | | | | | | | |
| View / Desir: N | - NONE | | | Fppl: 0 | Rating: Average | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | | | | | | |
| Grade: C | - Average | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | | | |
| Year Blt: 1971 | Eff Yr Blt: | | | Location: R | - Rear | | | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | | | | | | | | | | | | | | | | |
| Jurisdict: | Fact: . | | | Floor: 1 | - 1st Floor | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 1.789999962 | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: 23 | - 6038 | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AV | - Average | | | 28. | % | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | |
| Prim Int Wall: 2 | - Plaster | | | Functional: | | | | | % | Interior: | 1 | 4 | 2 | 0 | | | | | | | | | |
| Sec Int Wall: | | | | Economic: | | | | | % | Additions: | | | | | | | | | | | | | |
| Partition: T | - Typical | | | Special: | | | | | % | Kitchen: | | | | | | | | | | | | | |
| Prim Floors: 4 | - Carpet | | | Override: | | | | | % | Baths: | | | | | | | | | | | | | |
| Sec Floors: | | | | Total: | 28.8 % | | | | | Plumbing: | | | | | | | | | | | | | |
| Bsmnt Flr: | | | | CALC SUMMARY | | | | | | Electric: | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 320.00 | | | | | Heating: | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.13965893 | | | | | | General: | | | | | | | | | | | | | |
| Electric: 3 | - Typical | | | Const Adj.: 1.00909925 | | | | | | SUB AREA | | | | SUB AREA DETAIL | | | | | | | | | |
| Insulation: 2 | - Typical | | | Adj \$ / SQ: 368.009 | | | | | | Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | | | |
| Int vs Ext: S | | | | Other Features: 37828 | | | | | | GLA | Gross Liv Ar | 938 | 368.010 | 345,193 | | | | | | | | | |
| Heat Fuel: 3 | - Electric | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | | | | |
| Heat Type: 6 | - Elec Base/B | | | NBHD Inf: 1.35000002 | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: | | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 517078 | | | | | | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | | Depreciation: 148919 | | | | | | Juris. Factor: | | Before Depr: | 496.81 | | | | | | | | | | |
| | | | | Deprecated Total: 368160 | | | | | | Special Features: | 0 | Val/Su Net: | 392.54 | | | | | | | | | | |
| | | | | | | | | | | Final Total: | 368200 | Val/Su SzAd: | 392.54 | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | | | Model: | | | | Serial #: | | | | Year: | Color: | | | IMAGE | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | PARCEL ID 049.A-0002-0002.F | | | | AssessPro Patriot Properties, Inc | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | | | | | |
| More: N | | | | | Total Yard Items: | | | | | Total Special Features: | | | | | | | | Total: | | | | | |